**GOVERNMENT OF ANDHRA PRADESH**
**ABSTRACT**

Revenue (lands.IV) Department - NTR District - Prohibited properties u/s. 22-A - NTR District - Vijayawada West Mandal - Vidhyadharapuram Village - R.S.No.147/1B, extent Ac.0.10 Cts - Representation filed by Sri Appikatla Jawahar S/o (Late) Sri Appikatla Joseph - Request to issue necessary permission to incorporate the changes in RSR to remove the subject land from 22(A)(1)(b) list- Orders issued- Regarding.

---

**REVENUE (LANDS.IV) DEPARTMENT**

**G.O.MS.No. 340** **Dated: 15-09-2025**

**Read:**

Report of the District Collector, NTR District, Dt:21/12/2024 received from the Chief Commissioner of Land Administration & Spl.CS, AP Mangalagiri, CCLA's.Lr.No.Assn.I/2681363/2020, Dt.06-04-2025.

&&&

**ORDER:**

In the reference read above, the District Collector, NTR District has reported that Sri Appikatla Jawahar, S/o. (Late Sri Appikatla Joseph resident of Vijayawada has filed an application and requested for issuance of NOC and removal from 22-A(10)(b) list to an extent of Ac.0.10 cts in R.S.No.147/1B of Vidyadharapuram Village, Vijayawada West Mandal.

2. As seen from the report of the District Collector, NTR District, in 1957, a house site patta was assigned by the then Special Deputy Tahsildar in favor of Sri Appikatla Joseph for an extent of Ac.0.10 cts. in R.S.No.147/1B of Vidyadharapuram Village, upon payment of the market value of Rs.484/- and survey charges of Rs.780/-, as evidenced by Challan No.6861 dated 23.05.1957 and Challan No.4174 dated 25.04.1957. Since then, house taxes and electricity bills have been regularly paid to VMC, Vijayawada, by the original assignee, his wife or their legal heirs in the name of the applicant's late parents.

3. The District Collector, NTR District, reported that, as per the 22A(1)(b) list of Vidyadharapuram Village, Vijayawada an extent of Ac.0.10 Cts in R.S.No.147/1B, Ac.0.10 Cts in R.S.No.147/1C1, and Ac.0.04 Cts in R.S.No.147/1C2 is recorded as "Library - VMC." However, the library actually exists on an extent of Ac.0.025 Cts in R.S.No.147/1A, which is under the control of the Communist Party. The applicant's house is located on R.S.No.147/1B, covering Ac.0.10 Cts. Property tax records in the name of

**(P.T.O)**

Sri Appikatla Joseph, the applicant's father, under Assessment No. 4002R/6 (Old Number) dated 14.07.1988, have been verified. Subsequently, the property was transferred to the applicant's mother, Smt. A. Marthamma, under Assessment No. 34819 (New Number) dated 02.01.2012. Electricity bills are also in the names of Sri Appikatla Joseph and Smt. A. Marthamma. The applicant is currently paying house tax for Door No. 5-6-30/2 and electricity bills.

4. The District Collector, NTR District has further reported that the subject land is classified as G.P.Gunta (Water body) and no changes are incorporated in RSR. But house site patta was issued in the year 1957, Further, reported that the OTS, Regularization & Freehold schemes are not implemented in this case due to non- incorporation of classification changes in the records.

5. He has further reported that, in the instant case, although no changes are reflected in the Record of Rights in Settlement Register (RSR), it is an established fact that the assignment was made, and a house site patta was issued in 1957. The Field Measurement Book (FMB) copy clearly indicates the subdivisions in the survey number, confirming that the applicant's assigned land exists in R.S.No.147/1B, covering Ac.0.10 Cts. The applicant and their family have been in continuous possession of the land for over 60 years, supported by documents such as G.O.Ms.No.1538, dated 09.07.1955, D-Form Patta, payment of market value of Rs.484/-, and survey charges of Rs.780/- vide Challan No.6861, dated 23.05.1957, and Challan No.4174, dated 25.04.1957. Their possession is further substantiated by assessment tax records, electricity bills, and other evidence. The applicants, as legal heirs (sons) of the original assignee, continue to hold the same land throughout their lifetime.

6. Furthermore, the name of the original assignee was recorded in the Town Survey Register (TSR) copy as a house site in the Vijayawada Municipal Corporation (VMC) town records as early as 1964. This TSR entry can be considered evidence of a change in classification from Gunta (Waterbody) to house site. However, the classification in the RSR still reflects "G.P. Gunta." Once the TSR came into effect, it can be reasonably presumed that the land was converted to a house site. Nevertheless, there is a need to incorporate changes in the RSR for this extent of Ac.0.10 Cts in R.S.No.147/1B to delete the entry from the 22A(1)(b) list and prevent future complications.

7. The District Collector, NTR, has further stated that it is not justifiable to reject the applicant's request solely due to the non-incorporation of

classification changes. According to the Sub-Collector/RDO's report, the house site patta was issued long ago upon payment of survey charges and market value. At that time, it was evident that the land was not a water body, and the house site patta was granted accordingly. Administrative delays in updating the classification should not cause inconvenience to the public who are in possession and enjoyment of the property. He has further stated that government orders are required to change the classification from "G.P.-Gunta" (Waterbody) to "AWD" in this case.

8. The District Collector, NTR District has now requested the Government for necessary permission to incorporate the Changes in RSR to remove the subject House site measuring an extent of Ac.0.10 R.S.No.147/1B of Vidyadharapuram Village, Vijayawada West Mandal from 22 (A)(1)(b) List. The CCLA & SPL.CS., A.P. has also requested to take necessary action on the report of the District Collector, NTR District.

9. The Water Resources Department have conveyed its "No Objection" to incorporate the Changes in RSR to remove the subject House site, measuring an extent of Ac.0.10 R.S.No.147/1B of Vidyadharapuram Village, Vijayawada West Mandal from the 22 (A)(1)(b) List.

10. Government after careful examination of the matter, in consultation with the Water Resources Department, hereby accord permission to the District Collector, NTR District to remove subject House site measuring an extent of Ac.0.10 R.S.No.147/1B of Vidyadharapuram Village, Vijayawada West Mandal from 22 (A)(1)(b) of Registration Act, 1908, duly changing of classification of House site measuring an extent of Ac.0.10 Cts., in R.S.No.147/1B of Vidyadharapuram Village, Vijayawada West Mandal from "G.P.-Gunta" to "AWD"

11. The Chief Commissioner of Land Administration & Special Chief Secretary, A.P. Mangalagiri, Guntur District and the District Collector, NTR District shall take further necessary action, accordingly in the matter.

**G. JAYALAKSHMI**
**SPECIAL CHIEF SECRETARY TO GOVERNMENT (FAC)**

To
The Chief Commissioner of Land Administration &
Spl.Chief Secretary, A.P. Mangalagiri.
The District Collector, NTR District.

**(P.T.O)**

Copy to:
The P.S. to Prl. Secretary to Hon'ble C.M.
The P.S. to Chief Secretary to Government.
The O.S.D. to Hon'ble Minister (Revenue, R&S).
The P.S. to Spl.CS, Revenue (Lands) Department.
The P.S. to Secretary, Law Department,
The Water Resources Department.
SF/SC.

**//FORWARDED::BY::ORDER//**

**SECTION OFFICER**